

VINTNER'S SQUARE SHOPPING CENTER EIR

TABLE OF CONTENTS

VOLUME I

S.0	Executive Summary	S-1
S.1	Purpose of the Environmental Impact Report	S-1
S.2	Project Description	S-1
S.3	Summary of Environmental Impacts and Mitigation Measures	S-1
S.4	Significant Unavoidable Adverse Environmental Effects.....	S-2
S.5	Mitigation Monitoring	S-2
S.6	Evaluation of Alternatives.....	S-2
S.7	Areas of Controversy and Issues to be Resolved.....	S-3
1.0	Introduction	1-1
1.1	Background	1-1
1.2	Purpose of the EIR.....	1-2
1.3	Scope of the EIR.....	1-2
1.4	Effects Not Found to be Significant.....	1-3
1.5	Environmental Review Process	1-4
1.6	Related References	1-5
1.7	Terminology Used in the EIR.....	1-5
2.0	Project Description.....	2-1
2.1	Project History.....	2-1
2.2	Proposed Project Location	2-1
2.3	Project Characteristics	2-2
2.4	Project Objectives	2-7
2.5	Intended Uses of This EIR	2-8
3.0	Environmental Impact Analysis.....	3.0-1
3.1	Land Use and Planning	3.1-1
3.2	Transportation and Circulation.....	3.2-1
3.3	Air Quality	3.3-1
3.4	Noise	3.4-1
3.5	Secondary Socioeconomic Effects.....	3.5-1
3.6	Cultural Resources	3.6-1
3.7	Aesthetics / Visual Resources	3.7-1

3.8	Biological Resources	3.8-1
3.9	Drainage and Water Quality.....	3.9-1
3.10	Public Services	3.10-1
3.11	Public Utilities	3.11-1
3.12	Geology and Soils.....	3.12-1
3.13	Hazards and Hazardous Materials	3.13-1
4.0	Cumulative Impacts	4-1
5.0	Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented.....	5-1
6.0	Alternatives	6-1
6.1	Alternatives to the Proposed Project.....	6-1
6.1.1	Alternative 1 - No Project, No Development Alternative	6-1
6.1.2	Alternative 2 - Development Under Existing General Plan	6-5
6.1.3	Alternative 3 - Locally-Serving Commercial Retail Center, and Residential	6-13
6.1.4	Alternative 4 - Alternative Highway 12 Site.....	6-18
6.2	Environmentally Superior Alternative.....	6-24
7.0	Growth-inducing Effects of the Proposed Project	7-1
8.0	Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Project Should it be Implemented.....	8-1
9.0	Report Preparation Personnel	9-1
10.0	References Cited and Personal Communication.....	10-1
11.0	Glossary of Terms, Abbreviations and Acronyms	11-1

Appendices:

Appendix A:	Negative Declaration No. 02-08, Vintner Square Shopping Center
Appendix B:	Notice of Preparation for Vintner's Square Shopping Center , SCH 2002082099
Appendix C:	Traffic Appendices
Appendix D:	Air Quality Appendices
Appendix E:	Noise Appendices
Appendix F:	Personal Communications Phone Logs, Letters
Appendix G:	Biological Report

VOLUME II: Response to Comments and Final EIR (*to be prepared following public circulation
and comment on Volume I, Draft EIR*)

List of Tables:

Table 3.1-1	Land Use Distributions, Westside Facilities Plan	3.1-5
Table 3.2-1	Level-Of-Service Criteria For Signalized, Un-signalized and All-Way-Stop-Controlled Intersections	3.2-3
Table 3.2-2	Intersections Studied For Vintner's Square Shopping Center	3.2-4
Table 3.2-3	Existing Intersection Level of Service and Delays.....	3.2-5
Table 3.2-4	Existing and Future Base Intersection Level-of-Service and Delays.....	3.2-10
Table 3.2-5	Proposed Project Trip Generation	3.2-13
Table 3.2-6	Future Base and Future Base + Project Intersection Level-of-Service.....	3.2-19
Table 3.2-7	Cumulative, and Cumulative + Project Intersection Level-of-Service.....	3.2-24
Table 3.3-1	Local Air Quality Levels	3.3-4
Table 3.3-2	SJAVPCD Air Quality Plans	3.3-8
Table 3.3-3	Mobile Source Emissions	3.3-17
Table 3.3-4	Area Source Emissions	3.3-17
Table 3.3-5	Long Term Project Emissions	3.3-18
Table 3.3-6	Cumulative, & Cumulative + Project Intersection LOS AM & PM Peak Hour	3.3-19
Table 3.4-1	Sound Levels and Human Response	3.4-2
Table 3.4-2	California Land Use Noise Compatibility Guidelines	3.4-5
Table 3.4-3	City of Lodi Land Use Compatibility Chart	3.4-6
Table 3.4-4	Noise Measurements	3.4-8
Table 3.4-5	Existing Traffic Noise Contour Levels	3.4-9
Table 3.4-6	Significance of Changes in Cumulative Noise Exposure	3.4-10
Table 3.4-7	Typical Construction Equipment Noise Levels	3.4-11
Table 3.4-8	Estimated Construction in the Project Area	3.4-12
Table 3.4-9	65 CNEL Contour Projections (Existing Plus Approved Project Plus Project).....	3.4-15
Table 3.4-10	65 CNEL Contour Projections (Future Plus Project)	3.4-16
Table 3.4-11	Reference Levels at 75 feet from Loading Dock	3.4-18
Table 3.4-12	Loading Dock Noise Levels at Nearest Residences	3.4-19
Table 3.6-1	Archaeological Sites Within 2 Mile Radius of the Project Site	3.6-2
Table 4.0-1	List of Cumulative Project.....	4-2

List of Exhibits:

Exhibit 2-1	Regional Location Map	2-3
Exhibit 2-2	Local Vicinity Map	2-4
Exhibit 2-3	Aerial Photo	2-5
Exhibit 2-4	Site Plan.....	2-6
Exhibit 3.1-1	General Plan Land Use Map.....	3.1-2
Exhibit 3.1-2	Land Use/Circulation Plan.....	3.1-6
Exhibit 3.1-3	Zoning Map	3.1-8
Exhibit 3.2-1	Existing A.M. and P.M. Peak Hour Volumes	3.2-6
Exhibit 3.2-2	Future Base Volumes A.M. and (P.M.) Peak Hour	3.2-9
Exhibit 3.2-3	Project Trips A.M. and (P.M.) Peak Hour	3.2-15
Exhibit 3.2-4	Future Base + Project Volumes A.M. and (P.M.) Peak Hour	3.2-16
Exhibit 3.2-5	Future Base + Project Intersection Lane Geometries	3.2-18

Exhibit 3.2-6	Cumulative Volumes	3.2-21
Exhibit 3.2-7	Cumulative Intersection Lane Geometries.....	3.2-23
Exhibit 3.2-8	Cumulative + Project Volumes A.M. and (P.M.) Peak Hour	3.2-25
Exhibit 3.2-9	Project Site Plan.....	3.2-27
Exhibit 3.7-1	Site Photos	3.7-4
Exhibit 3.7-2	Site Photos	3.7-5
Exhibit 3.7-3	Site Photos	3.7-7
Exhibit 4-1	Current Subdivisions with Vacant Lots.....	4-1
Exhibit 6-1	Alternative 2 Site Plan.....	6-6